



Oslin, Croftsmuir, Carmyllie

| Arbroath | DD11 2RQ

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Description

Located in the idyllic countryside soundings of Carmyllie, this beautiful detached bungalow is positioned at the end of a long private driveway and enjoys open outlooks over surrounding fields towards the sea. The location offers a perfect blend of peaceful rural life all whilst enjoying a short drive to the towns of Arbroath & Carnoustie.





Description

Internal accommodation is generous and comprises: entrance vestibule to main reception hallway, beautiful lounge with feature real fireplace and stone surround, impressive dining kitchen fitted with a range of timber units and integral appliances, utility room with access to the double integral garage and sun room which enjoys pleasant aspects of the rear garden. There are three sizeable double bedrooms with in-built wardrobes, the master benefiting from en-suite bathroom. The ground floor is completed by a number of useful storage cupboards including WC cloaks and a family bathroom. The property enjoys a hugely impressive attic room that spans the length of the main accommodation. Externally the property is positioned within a sizeable plot with mature well tended gardens surrounding. To the front there is driveway parking for a number of vehicles and a integral double garage fitted with power and light.

Oslin house is situated in the east end of Carmyllie parish but now located as Arbroath Landward. The house lies within the vicinity of rich agricultural land and Oslin's conservatory commands a magnificent, panoramic view of the Tay estuary. There are various walks and cycle routes to enjoy the countryside.

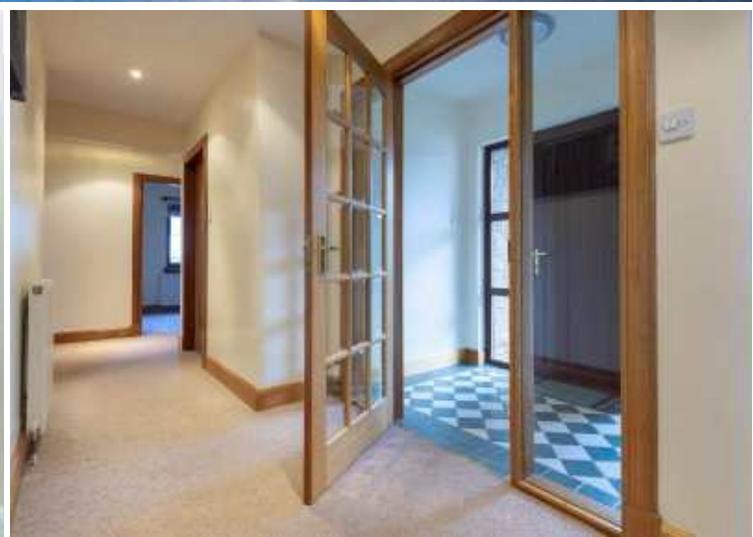
The local primary school lies one mile distance at Redford village with the service of a school bus at the end of the drive. The pupils are drawn from a wide area where they are settled in an environmental location.

Carmyllie Parish has a rich heritage, with quarrying stone stretching back centuries. The industry acclaimed fame in the nineteenth century for stone roof slates, then rising to a pavement stone industry. A railway line linked Redford to the Arbroath/ Dundee line that enabled the provision of paving stones in many towns in Britain and Europe. Also, Carmyllie Parish Church, 500 years old, is famous for its architecture enhanced by the artistic, stained glass windows. Carmyllie farming land is on par with surrounding areas as there has been a vast improvement to the soil especially over the last century. There is a farm shop nearby serving local fruit and vegetables as well as teas, coffees and light lunches. From the shop a circular three-mile heritage trail can be followed with a leaflet in hand, enlightening the traveller with Carmyllie's past.

Arbroath town is only fifteen minutes distance where there is a wealth of heritage including Arbroath Abbey, the Signal Tower Museum and Hospitalfield House. The Arbroath harbour is an attractive venue where there is a colourful marina. From the harbour there are refreshing seaside walks both east and west of the town. Mention must be made of the Webster Memorial Theatre, renowned in Tayside for its wide variety of entertainment throughout the year. Finally, the tradition of haddock smoked in the back garden of fisherman's back garden, produces the culinary delight of the Arbroath Smokie which is in demand far and wide.

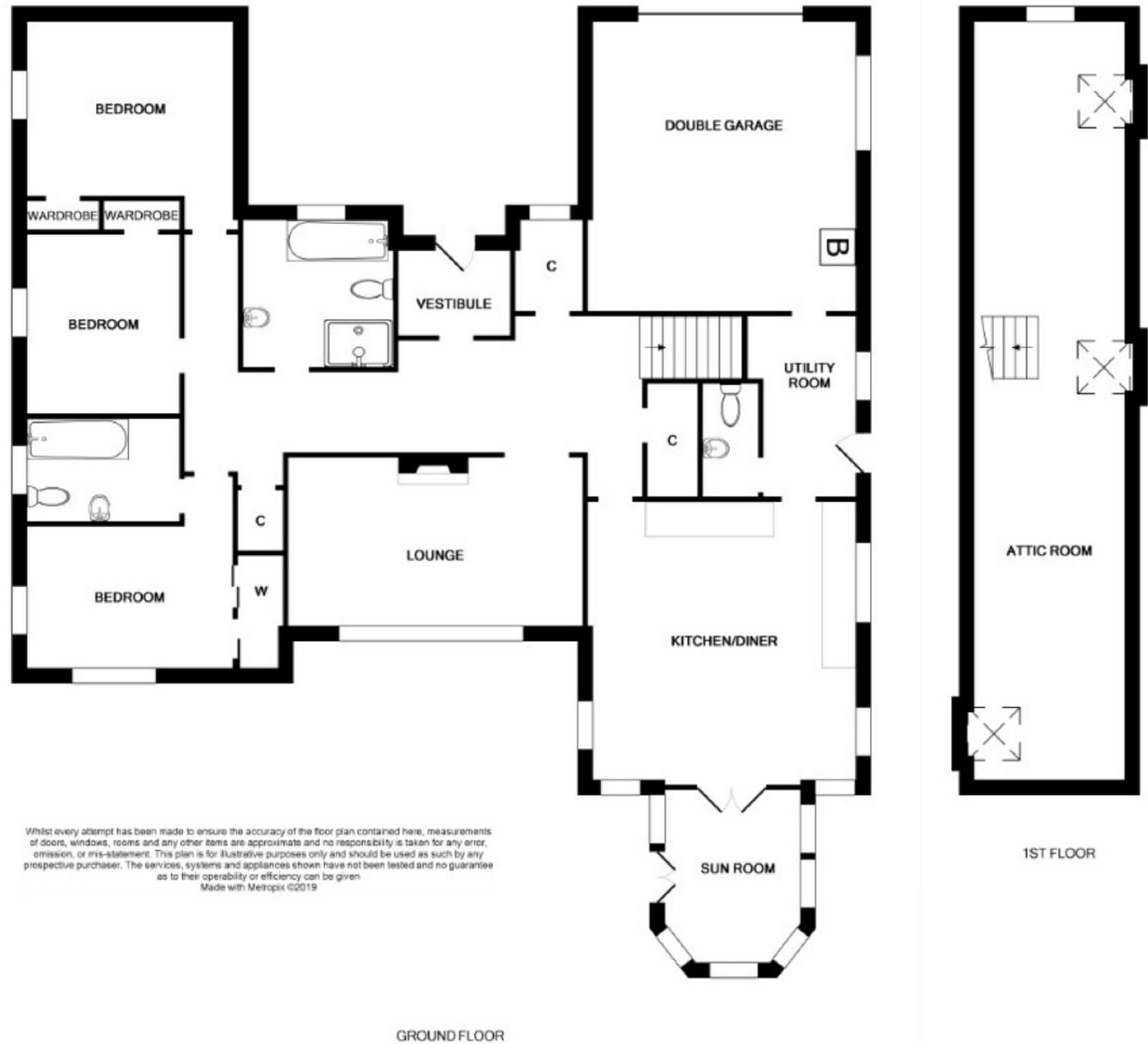








Lounge	17'7 x 13'8	5.36m x 4.17m
Dining Kitchen	18'9 x 16'2	5.72m x 4.93m
Sun Room	15'6 x 11'6	4.72m x 3.51m
Utility	9'6 x 5'6	2.90m x 1.68m
WC Cloaks	6'1 x 4'8	1.85m x 1.42m
Bedroom 1	13'5 x 13'5	4.09m x 4.09m
En-Suite	8'9 x 6'9	2.67m x 2.06m
Bedroom 2	13'3 x 9'8	4.04m x 2.95m
Bedroom 3	8'9 x 8'8	2.67m x 2.64m
Bathroom	9'1 x 7'2	2.77m x 2.18m
Cloaks	6'1 x 4'8	1.85m x 1.42m
Loft Area 1	19'3 x 9'7	5.87m x 2.92m
Loft Area 2	25'8 x 9'2	7.82m x 2.79m
Garage	19'4 x 17'1	5.89m x 5.21m



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